



## CHECKLIST

### Requirements For Griffin Conservation Area

**NOTE: WARNING - This submission checklist forms part of your Development Application to Council. Take the time to read the information sheets then complete this checklist fully and accurately so that no unnecessary delays will occur in the acceptance and processing of your application.**

Applications for development within the Griffin Conservation Area must have regard to WDCP Part H3.2F.

Applications must also comply with the provisions of WDCP Part D that applies to dwelling – houses.

Council has a Checklist for Single Dwelling and Ancillary Developments that also applies. The following checklist requirement adds to and supplements the standard Checklist for Single, Dwellings and Ancillary Development and the requirements must be submitted with any application for development in the Griffin Conservation Area.

#### SITE AND CONTEXT ANALYSIS

The Checklist for Single Dwelling and Ancillary Development requires the submission of a Site and Context Analysis by way of a **written statement**. The findings of the Site and Context Analysis may also be presented by plans or drawings submitted with an application.

WDCP Part H3.2F sets out the purpose of the controls, the history of the Griffin Conservation Area, the Statement of Significance, the Management Policies and the specific controls for future development that development is to conform to.

Development in the Griffin Conservation Area must address each of the relevant Management Policies so that it is clear from either the written statement, or an accompanying Site and Context Analysis plan, how the policies have been considered and incorporated into the development.

If the development does not comply with the Management Policies, the written statement must explain why the development does not comply and what exceptional circumstances exist to justify any non-compliance.

The Management Policies for the Griffin Conservation Area require that development must:

- Retain and where possible reinstate the original subdivision pattern and linked system of public reserves and pedestrian pathways. Retain road islands, rock cuttings, sandstone retaining walls, kerb and guttering, grass road verges and bushland nature strips.
- Maintain and where possible reinstate natural topography, landforms, the natural ecology/drainage ways and ponding areas, and vegetation types.
- Fit in with the original subdivision pattern, blend with and preserve as much as possible of the natural landscape, its remnant bushland and rocky terrain.
- Carefully follow the contours of the land to minimise bulk, and cutting and infilling.
- Present the height, scale, bulk massing and proportion, site cover, location and visibility of new development such that:
  - Built forms are subordinate to the natural landscape,
  - The spacing between buildings and rhythms of the streetscapes are retained, or opened up to create vistas of the natural landscape,
  - Primary views from nearby and adjoining dwellings and public reserve, roadways, pathways and drainage reserves are not obstructed.
  - Undercroft areas are not visually intrusive in the landscape when viewed from the water or the land.
  - Buildings are highly articulated in plan and elevation
  - Amenity of public reserves is maintained as public open space.

- Include materials and colours that blend inconspicuously with the predominant colours of the local bushland.
  - Not encroach upon the significant heritage items including landscape.
  - Ensure that car parking, including garages is designed and sited to retain the unique character of the usually well vegetated narrow winding roadways and public open spaces.
  - Incorporate no fences, screens or gates other than very low fencing (300mm in height) forward of the building line.
  - Incorporate no fences or screens adjoining public reserves and pathways:
    - Indigenous vegetation to be used to achieve privacy,
  - Where special security requirements can be demonstrated, fencing to a maximum height of 1200mm may be permitted to be constructed of timber posts or metal frame posts with light weight open mesh infill. Acceptable styles include arris rail or piped rail and diagonal mesh, horse wire or childproof weldmesh in unpainted galvanised finish. Where bushfire prone land is identified non-combustible materials must be used.
  - Use locally indigenous vegetation for landscaped areas, including private open space adjoining Griffin walkways, reserves and public open space.
  - Include landscaping that conforms with the performance requirements of the NSW Rural Fire Service 'Planning for Bushfire Protection'.
- Council Officers are available to assist with enquiries about the Management Policies as they relate to an

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WDCP and other Checklists referred to in this document are available from Council's website or at the Council's Help and Service Centre.

## GRIFFIN CONSERVATION AREA

